



Promoting the wise use of land

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

MEETING DATE January 28, 2016	CONTACT/PHONE James Caruso/(805) 781-5702 jcaruso@co.slo.ca.us	APPLICANT Lewan Trust/Templeton Medical Plaza LLC	FILE NO. DRC2014-00146 SUB2015-00013 COAL15-0067
SUBJECT A request by the Lewan Trust and Templeton Medical Plaza LLC: 1) a lot line adjustment, which would adjust two parcels of 4.098 acres each to two lots of 7.06 and 1.08 acres each and 2) a conditional use permit for the construction of a senior housing development including: a 70,000-square foot assisted living building including 90 beds and a memory care facility; a 70,000-square foot independent living building including 67 studios; and ten 2,650-square foot independent living bungalows (totaling 26,500 square feet), including 40 units. The project includes the construction of an internal access road and 203 paved parking spaces. Additional improvements include 4-foot and 5-foot wide concrete walkways throughout the development, landscaping, and reconstruction and restoration of an existing drainage feature to serve as a retention basin. The request includes a modification to the height standards (35 feet) to allow height of 44 feet (all heights are measured from average natural grade - ANG) for the independent living building. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road, approximately 1/2 mile west of Bennett Road in the Community of Templeton, in the Salinas River Sub Area of the North County Planning Area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve the Lot Line Adjustment SUB2015-00013 and Conditional Use Permit DRC2014-00146 based on the Findings listed in A and C and the Conditions listed in Exhibit B & D.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 10, 2015 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services, transportation and water and are included as conditions of approval.			
LAND USE CATEGORY Office and Professional	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-289-014; and 015	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Communitywide – Compliance with Templeton Design Plan; Office and Professional – Fencing and wall standards; Residential Density			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Office & Professional/ Offices <i>South:</i> Residential Single Family/Residences <i>West:</i> Residential Single Family / Residences <i>East:</i> Office and Professional/ Medical Buildings			

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Caltrans, Air Pollution Control District, Templeton Community Service District, Templeton Area Advisory Group, CA Department of Fish and Wildlife, and Army Corp of Engineers	
TOPOGRAPHY: Sloping south towards south creek corridor	VEGETATION: Grasses, oak trees, riparian
PROPOSED SERVICES: Water supply: Templeton Community Service District Sewage Disposal: Templeton Community Service District Fire Protection: Templeton Fire Department	ACCEPTANCE DATE: September 14, 2015

PROJECT DESCRIPTION

The proposed project includes the following elements:

1. Lot line adjustment to adjust two parcels of 4.098 acres each to two lots of 7.06 and 1.08 acres each.
2. A 70,000 square foot (sq. ft.) assisted living facility with 90 beds.
3. A 70,000 sq. ft. independent living building with 67 units.
4. Ten 2,650 sq. ft. independent living bungalows (totaling 26,500 sq. ft. and 40 units).
5. Site disturbance of approximately 8.2 acres, including 40,700 cubic yards of cut and 38,500 cubic yards of fill.
6. Parking for 203 vehicles in several surface lots.
7. A shared parking and access agreement between parcels.
8. A height modification request for the independent living building for a maximum height of 44 feet.
9. A subsurface retention basin.

Lot Line Adjustment

The site consists of two parcels of 4.098 acres each. The proposed lot line adjustment would adjust the two 4.098 acre parcel to one parcel of 7.06 and one parcel of 1.08 acres. The proposed adjustment is needed in order for each facility to be on its own lot. These facilities can be owned and operated separately.

Assisted Living Facility

The proposed assisted living facility, bungalows, parking areas, drainage/retention feature, and internal access would be located on proposed 7.06-acre Parcel 1. The assisted living building would be a 70,000 sq. ft., three-story, 34-foot tall structure located in the north central area of proposed Parcel 1. The first floor would include a reception area, business and administration offices, courtyards, dining and eating facilities, restrooms, laundry and housekeeping areas,

nursing/wellness area, and 45 studio apartments. The second floor would include a library/seating area, activity/office space, nursing/wellness area, restrooms, janitorial space, and 45 studio apartments. The third floor would include a covered roof terrace, roof garden, foyer, fitness/theater area, restrooms, and storage space. Internal stairs and an elevator would provide access to the upper floors, and a bridge is proposed on the third floor, connecting the facility to the independent living building proposed on Parcel 2.

Independent Living Building and Bungalows

The independent living facility would be located on proposed 1.08-acre Parcel 2. The independent living building would be a 70,000 sq. ft., three-story, 44-foot tall structure. The first floor would include a dining room, patio, office, community room, storage and mechanical space, courtyard, and 21 living units. The second floor would include storage and mechanical space, and 25 living units. The third floor would include storage and mechanical space, and 21 living units. Internal stairs and an elevator would provide access to the upper floors, and a bridge is proposed on the third floor, connecting the facility to the assisted living building.

Ten independent living bungalows are proposed of 2,650 sq. ft. each (totaling 26,500 sq. ft. and 40 units). Each bungalow structure would include four living units, and would be 19 feet in height

PROJECT ANALYSIS

Ordinance Compliance:

Lot Line Adjustment

Title 21 / Real Property Division Ordinance

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

Proposed Adjustment

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES	ADJUSTED PARCEL SIZES
4.098 acres (Parcel 1)	7.06 acres (Parcel 1)
4.098 acres (Parcel 2)	1.08 acres (Parcel 2)

Each proposed parcel will hold the separate uses. The independent living building is on the smaller parcel and will share facilities with the rest of the development such as dining areas,

kitchens, parking, recreational facilities and outdoor areas. The minimum parcel size in O/P is 6,000 sq. ft. and the proposed parcels meet this minimum. The proposed buildings on each parcel meet land use and building ordinance setback requirements.

Assisted Living Facility

The proposed assisted living facility is included in the Land Use Ordinance (LUO) definition of "Nursing and Personal Care". This type of land use is defined in the LUO:

Nursing and Personal Care (land use). Residential establishments providing nursing and health related care as a principal use with in-patient beds, including: skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes. (SIC: Group 805).

LUO Section 22.30.320 - Nursing and Personal Care requires a 20,000 sq. ft. minimum site area and to be located within an urban or village reserve lines.

Staff Comments: The project complies with this requirement. The site area is approximately 7 acres and is located within Templeton Urban Reserve Line.

Independent Living

LUO Section 22.30.490 - Residential Uses in the Office or Commercial Retail Land Use Category provides the standard for mixed use projects. New single-family or multi-family dwellings are allowed in an Office and Professional provided that they are subordinate to the primary commercial or office use of the site, located on either the second floor and/or rear of the site, and structurally attached to the main building.

The approval of a Conditional Use Permit for a proposed residential uses shall require that the Review Authority first find that the proposed residential use will not:

- Significantly reduce the community inventory of office or commercial property available to satisfy the commercial needs of the population envisioned by the Land Use Element; or
- Impede the continuing orderly development of community shopping and office areas with office and other commercial uses.

Staff Comments: The primary use of the site will be the assisted living building and bungalow units. The assisted living building will contain facilities such as kitchens and dining rooms that will be used by both the independent living and assisted living facilities. The two uses will also share parking, access drives, and other services.

The independent living building is located to the rear of the assisted living facility. Primary access to the independent living building is through the assisted living building, parking lot and main entrance. Based on the site plan, the independent living facility is clearly incidental to the assisted living facility which is the primary use of the site.

The proposed residential project will not significantly reduce the community inventory of office or commercial property available or impede the continuing orderly development of community shopping and office areas with office and other commercial uses. Currently, there are seven other undeveloped Office and Professional designated sites in the Las Tablas Rd area of Templeton. These undeveloped sites will provide for adequate community shopping and office uses in the community. Required findings are included in Attachment 3 Exhibit C..

Parking

Assisted Living – Assisted living facilities are required to provide one (1) space per four (4) beds. The project includes 90 beds and requires 22 spaces.

Independent Living – Independent living facilities' parking requirements are similar to multifamily requirements. The 67 units in the main building plus the 40 units in the ten bungalows require 135 spaces.

PLANNING AREA STANDARDS

Office and Professional (Section 22.104.090). The following standard applies within the Office and Professional category:

Office and Professional (Section 22.104.090E1): Fence and wall requirement. This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan; page V-16 through V-18, for criteria on fence and wall materials and detailing.

Staff Comments: The project complies with the fence and wall requirements and will also incorporate landscaping throughout the site.

Office and Professional (Section 22.104.090E2): Residential Density: Multi-family dwellings are encouraged in the Office and Professional land use category on Las Tablas Road west of Highway 101, as shown in Figure 104-27, as part of mixed use projects and may be allowed as an incidental use, or as a principal use on no more than 50 percent of a site, through Conditional Use Permit approval.

Staff Comments: The project complies see detail discussion under ordinance compliance. The independent living building is located on approximately 20% of the site, substantially less than less than 50% of the site as required.

TEMPLETON DESIGN GUIDELINES

Non-Residential Site Planning - Outside of Downtown

Site Planning V.E.1 Setbacks. Front and street side setbacks for non-residential building shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum.

Independent Living	Setbacks	Required Setback	Distance	Meets Guideline
Parking Lot	Front Setback	20 feet	20 feet	Yes
Building	Front Setback	10 feet	20 feet	Yes
	Side Setback	10 feet	20 feet	Yes

Assisted Living Facility	Setbacks	Required Setback	Distance	Meets Guideline
Parking Lot	Front Setback	20 feet	N/A	Yes
Building	Front Setback	10 feet	21 feet	Yes
	Side Setback	10 feet	10 feet	Yes

Setbacks should be landscaped to retain natural features and be compatible with the existing landscape and the rural character of Templeton and its arid environment. Low walls of native stone, wooden rail fences, berms, and native rocks and boulders are recommended along streets to give them a visual definition and prominence.

Staff Comments: *The applicant has submitted a landscaping plan that reflects the intent of this guideline.*

Where development is located next to a residence or a residential land use category, provide a sound attenuation wall and landscaping within the setback that is required by the Land Use Ordinance, regardless if the area is fenced from view, as a buffer from non-residential activity.

Staff Comments: *Residential uses and land use designations are located on the south and west sides of the proposed project site. The closest the site's buildings will come to the southerly residential property line is approximately 60 feet. The proposed bungalow units are located in this area to provide a gradual transition from the residential uses to the south of the site and the larger independent and assisted living facilities on the north side of the site.*

The residential uses on the westerly side of the site will abut parking and the bungalow units. The use of retaining walls landscaping will provide separation between the project and the adjacent residential use to the west.

Building Location V.E.2. Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street.

Staff Comments: *The independent living facility provides a courtyard entry from Las Tablas Rd. The assisted living facility has an entrance just off Las Tablas on the west side of the building. Both building facades are articulated and open areas and parking lots are landscaped.*

Site Alteration and Coverage V.E.3. Minimize grading and coverage with buildings and parking to 70% or less of each site exclusive of setbacks, leaving the remainder in open area, landscaped in native-type plants, incorporated within parking areas and the project's design.

Staff Comments: *The proposed building coverage totals approximately 160,000 sq. ft. or less than 50%. Parking spaces, driveways and other hardscape totals approximately 25% of the site. The remainder of the site consists of landscaped areas, wetland and riparian areas, and landscaped parking medians. The proposed project meets this guideline.*

Building Footprint V.E.4. Articulate building footprints with a variety of insets, corners, and jogs in the facade that emphasize interesting entries, outdoor spaces, and circulation paths where visible from the public road.

Staff Comments: *The building uses a variety of articulations including portico entries, patio areas, set between building wings, a patio area and variable roof lines.*

Service Areas V.E.5. Locate structures to conceal all service areas and storage areas from public street view. Incorporate these areas into the main building whenever possible.

Staff Comments: *Loading and receiving areas are located to the rear of the buildings. The storage and service areas are concealed from public street view.*

Parking V.E.6. Inter-Site connections: Parking lot design should provide for pedestrian and vehicular connection to adjacent parcels where uses are compatible and such connection is practical.

Staff Comments: *The independent living and the assisted living facility will be located on separate parcels but share a common access driveway, interior circulation and parking areas. The parking lot design and driveway access encourages use of the site without requiring vehicles to re-enter the site.*

Parking Lot Design V.E.7. Small parking lot areas of 30 or less spaces are encouraged. When parking requirements exceed 30 spaces, separate the lot into smaller lots interrupted by planted areas and sidewalks.

Staff Comments: *The parking areas required for the uses are separated into three distinct lots. All lots contain islands for plants dispersed between the parking spaces. The articulated building designs and the landscaping are the dominant features of the project and not the parking lots. Additionally, the parking lot areas are softened by landscaping.*

Parking Lot-Building Transition Space.V.E.8. Maintain a distance of at least 5 feet between a building and parking area. Except where walkways are provided, plant this transition space with groundcover, shrubs, and trees.

Staff Comments: *The independent living facility and the assisted living facility are separated from the parking lot areas predominately by landscaped areas and walkways.*

Parking Lot Landscaping V.E.9. To provide a tree canopy, one of the following methods is recommended:

1. A planted island or break at least 5 feet wide should be provided at an interval of at least every six (6) parking spaces in a row. At least two (2) trees of minimum fifteen (15) gallon size should be provided in each required break.
2. One tree planted at an interval of at least every three (3) parking spaces. Under this method, a continuous row of up to twelve (12) spaces may be used. If over twelve (12) spaces, provide a planted break.

Whether using method 1 or 2, provide a planted area with at least two trees at the end of each row of spaces.

Staff Comments: *Parking areas will be planted with trees spaced every 3- 5 parking spaces. In addition, multiple trees are proposed at the end of parking aisles and in planed areas along driveways and the small parking areas proposed for the bungalow units.*

Entry Location/Design V.E.10. Where a corner location is being developed, locate parking lot entries on side streets (or the less busy street.) Where this is not possible (mid-block location), design the major street site entries with an appropriately patterned concrete or pavers to differentiate it from the sidewalks.

Staff Comments: *The proposed site is in the middle of the Las Tablas block and does not create a corner.*

Parking lot entries along major streets should be located as far as possible from street intersections. Locate parking lot entries as far as possible from intersections; with 200 feet as a minimum preferred distance.

Staff Comments: *The entry is located at least 200 feet from intersection of Las Tablas Rd.*

Driveway entries should be at least 25 feet wide and preferably 30 to 35 feet wide so that an entering vehicle does not interfere with an exiting vehicle.

Staff Comments: *The driveway entry is 30 feet wide. The project complies with this guideline.*

Site Circulation V.E.11 Pedestrian Movements. Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles. Design the parking lot so that drive aisles are perpendicular to the buildings or major tenant.

Staff Comments: *The parking lot has been designed to comply with this guideline.*

The parking area should be designed in a manner which physically links the building to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways, trellis structures, and/or landscaping features.

Staff Comments: *The parking lot has been designed to comply with this guideline and sidewalks are linked back to the buildings.*

Queuing Setback V.E.12. The first parking aisle which is perpendicular to a driveway or first aisle juncture, shall be set back at least 40 feet from the curb. With larger centers, significantly more setback area may be required. Without this provision, vehicles will queue into the street.

Staff Comments: *The first parking aisle is approximately 60 feet from the curb allowing for adequate queuing.*

Screening V.E.13. Parking Area Screening. Provide three feet of screening (berms, fence, walls, lower grade, etc.) between street and parking. This will aid in obscuring views of automobile while promoting views of buildings and signs.

Staff Comments: *The landscape plan shows substantial landscaping along Las Tablas Road. The landscape plan shall include proposed vegetation that provides screening of parking and other areas of the site.*

Architectural Guidelines

Desirable Elements VI.C.1. The qualities and design elements for commercial and industrial buildings that are most desirable include: Richness of surface and texture, significant wall articulation, distinctive massing, multi-planed pitched roofs, wide roof overhangs, interesting and articulated wall surfaces, distinctive entries.

Staff Comments: *The design features of the facility have incorporated all these elements into the proposed buildings. The architectural design of both facilities incorporate features such as distinctive entry porticos, accent colors, façade articulation, tiled architectural elements and patio areas that achieve architectural excellence.*

Undesirable Elements VI.C.2. The elements to avoid or minimize include:

Highly reflective surfaces, large blank unarticulated wall surfaces, unpainted concrete block walls, reflective glass, extensive flat roofs, unarticulated roof lines and parapets, irregular or contemporary window shapes, steeply pitched roofs (A frame).

Staff Comments: *The design is similar to the existing buildings in the area. The project as viewed from the public road does not incorporate these undesirable elements.*

Materials VI.C.3. Stucco and horizontal wood siding have traditionally been the primary wall surface materials utilized throughout Templeton. Particular attention should be given to selection an appropriate accent material.

Staff Comments: *Both facilities have accent colors, accent tile, façade articulation, patio areas, stucco and horizontal “wood” siding and landscaping that create a dynamic design.*

Height VI.C.4. Building heights should relate to the building bulk elements on the Templeton Vernacular Poster. Height and scale of new development should be compatible with that of surrounding development. New development height should “transition” from the height of adjacent development to the maximum height of the proposed building. Building bulk which may need to exceed thirty-five (35) feet may be allowed if the extra height is for architectural emphasis only and not storage or habitable space.

Staff Comments: *The project includes a request for a height modification. The height limit is thirty-five (35) feet for the Office and Professional land use category. The request includes a modification to the height standards for the proposed independent living building to allow a height of 44 feet as required by ordinance.*

Height modifications are allowed by the Land Use Ordinance through Planning Commission approval of a Conditional Use Permit, provided the Commission make the following findings: “the project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties, and that the modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction”. See Height Modification section below and the findings for approval of the modification in Exhibit C.

Bulk VI.C.5. Large buildings which give the appearance of “square box” buildings are generally unattractive and detract from the overall scale of Templeton. There are several ways to reduce the appearance of excessive bulk in large buildings. Warehouses and industrial buildings will also be treated with these “elements”. Utilizing architectural elements that transition the bulk from street level to the tip of the parapet/roof such as canopies, porches, arcades, and awnings.

Staff Comments: *These architectural features are incorporated into each building’s design creating articulation, porches and overhangs. The buildings are compatible with the size and scale of other buildings in the area such as Twin Cities Hospital and the office buildings in the area.*

Scale VI.C.6. Scale, for the purposes here, is the relationship between building size and the size of adjoining permanent structures. It is also how the proposed building’s size relates to the size of a human being. Large scale building elements will appear imposing if they are situated in a visual environment of a smaller scale as is typical in Templeton.

Staff Comments: *The site is located in an area with offices, a hospital and other large buildings. The proposed new buildings have been designed with articulated facades, and full and varied landscaping throughout the site. The finished floor elevations of the buildings are stepped down from north to south so that they follow the terrain of the land thereby reducing its scale at street level.*

Color/Accent Color VI.C.7/8. Dominant Building Color/Accent Colors - Much of the existing color in Templeton is derived from the primary building's finish materials such as brick, stone, wood, stucco, and terra cotta tile. Also dominant are earth tones that match these natural materials.

Staff Comments: *The proposed design includes these materials and colors.*

Solid to Void VI.C.9 Main (front, major entry) facade shall be a minimum of 30% transparent. Blank, solid end walls or side walls visible from public view shall be avoided.

Staff Comments: *The facades of both buildings facing Las Tablas Road are at least 30% transparent with windows. The side walls have been well articulated to compliment the main facade and provide visual interest.*

Roofs VI.C.10. Roofs may be flat or sloped. Partial mansard roofs are not permitted while western false fronts are allowed. The visible portion of sloped roofs should be sheathed with a roofing material having a texture meaningful at the pedestrian scale, such as standing seam metal roofing or wood shingle. The roof form should be designed in conjunction with its mass and facade, so that the building and its roof form a consistent and integrated composition. The roof should be designed to screen rooftop equipment.

Staff Comments: *The roof is consistent with the intent of the guideline. Visible portions of the roof will have red tile overhangs. Roof top equipment will be screened the equipment.*

Lighting V.F.1: All lighting shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off site. All lighting, poles, fixtures and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction except for flags or other objects as specified below. Light trespass at property line. Illumination from light fixtures on residential zones property shall not exceed 0.1 footcandles, or on business and commercial property shall not exceed 0.5 footcandles. Upward directed decorative lighting shall not be visible above the building roofline. Shall be directed so that there will be no objectionable direct light emissions. Light fixtures near adjacent property may need shielding to prevent light trespass.

Staff Comments: *The lighting proposed for this project conforms to these specifications and will be conditioned to comply with this standard.*

Creek Dedication Guideline III.D.1. It is recommended that offers of dedication along Toad Creek be required with subdivision and discretionary land use permit applications on creek-front properties where there is a reasonable expectation that a continuous corridor can eventually be acquired.

Staff Comments: *The project is not located along Toad Creek and no creek dedication is required.*

Guideline III.E.1 Area Wide Creek Preservation. The Toad Creek Watershed should be protected through incorporation of the following: avoid culverting of creek, avoid significant alteration of the creek channel, require adequate (50 ft) setback from the floodway to help maintain the riparian nature of the creek, and all development in the watershed should not be sited on known physical limitations. Physical design of sites and structures should include the following considerations: buffer setback from top of creek bank (25 ft minimum, 50 ft preferred), plant wildflower seed (SLO County Mix) or other cover promptly after grading, do not strip all the natural riparian vegetation along Toad Creek to prepare a development site, do not fill in the floodplain resulting in a one foot rise in the 100 year flood level, do not place fences or walls within the banks of the creek.

Staff Comments: *An unnamed drainage feature and an ephemeral drainage cross the property roughly from west to east. The project is in conformance with this guideline because it does not culvert the creek. The project has been conditioned to restore a riparian corridor through the southerly unnamed drainage course.*

Guideline III.E.4 Site Grading. Require on-site detention for projects that do not participate in the Bethel Road basin or for all properties after the basin is off-set by development

Staff Comments: *The project is proposing an on-site detention basin and an on-site retention basin.*

Guideline III.E.7. Site plan new development on the least sensitive portion of the site to preserve the natural landforms, geologic features, and vegetation. The plan must direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site. Gradual transitions between existing topography and man-made cut/fill slopes encouraged.

Staff Comments: *The existing creek riparian area will be retained and enhanced through the implementation of the landscaping plan. The proposed buildings are sited outside the sensitive riparian areas. The smaller bungalow units will provide the transition from the residential uses south of the drainage to the larger buildings at the north end of the property along Las Tablas Rd. Additionally, the riparian area will be enhanced through the project's landscaping plan.*

HEIGHT MODIFICATION

The project includes a request for a height modification for the independent living building to allow a 44 foot height. The height limit is thirty-five feet (measured from average natural grade) for the Office and Professional land use category. The request includes a modification to this height standard. Height modifications are allowed by the Land Use Ordinance through Planning Commission approval of a Conditional Use Permit provided the Commission makes the following findings:

- The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties; and
- The modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction.

In addition, The Templeton Design Plan includes the following guideline:

Building bulk which may need to exceed thirty-five (35) feet may be allowed if the extra height is for architectural emphasis only and not storage or habitable space.

Staff Comments: *The maximum height of the independent living building is 44 feet above average natural grade (ANG). Key height measurements include:*

- 44 feet (ANG) to the highest point of the roof
- 35 feet (ANG) to the top of the highest habitable space
- 29 feet from Las Tablas Rd elevation to the top of exterior wall.

The Templeton Fire Department has reviewed the project and did not have any concerns regarding the height of the building. The proposed height modification will not affect the enjoyment or use of adjoining properties as the independent living building is adjacent to one parcel on the east, is separated from other on and off site buildings and is adjacent to Commercial and Office and Professional designations.

Staff is in support of this modification to the Templeton Design Plan guideline and findings are provided in Exhibit C.

ENVIRONMENTAL ISSUES

Major Issues

A Negative Declaration has been prepared for the project. Mitigation measures are proposed for the following issues:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Noise
- Transportation

➤ Water

Mitigation measures include the following:

- **Lighting** – A lighting plan is required in order mitigate light and glare impacts on neighboring residential uses.
- **Dust control** – The entire site will be graded for the proposed project. Air quality measures will be implemented during grading to minimize air quality impacts on surrounding uses.
- **Riparian/wetland restoration** – Two small ephemeral drainages cross the property. These drainages will be highly disturbed during grading operations. The applicant will restore the impacted habitats under permits from the California Department of Fish and Wildlife and the US Army Corps of Engineers.
- **Water supply** – The applicant has an agreement in place to purchase needed additional water units for the project. A will serve letter from TCSD is required prior to permit issuance.

AGENCY REVIEW AND COMMENTS

Public Works – Stock conditions apply for land use permit and lot line adjustment.

Air Pollution Control District – The construction and operation of the proposed project will have both short term construction phase impacts and longer term operational impacts. Mitigation measures are included.

Templeton Fire - Fire Department has reviewed the project and did not have concerns regarding the height of the building. The project is subject to fire capital facilities fees administered through Templeton Community Service District.

Templeton Community Service District – The District has issued a verification of Water Availability. A will serve letter will not be issued until a final water purchase agreement is established.

Army Corps of Engineers – Portions of the onsite drainage are considered “waters of the US” and will require a permit from the Corps to disturb (see Biological Resources section of the proposed Negative Declaration).

Templeton Area Advisory Group – The TAAG ARC considered the project at their August meeting. The ARC recommended sign lighting be downcast and that perimeter trees be planted to provide shade throughout the parking areas. TAAG considered this ARC recommendation at their August meeting. There was unanimous support for the project.

LEGAL LOT STATUS

These 2 lots were legally created by parcel maps: Parcel 1 of PM Book 27/ page 38 and Parcel 3 of PM Book 26/ page 33.

Staff report prepared by James Caruso and reviewed by Karen Nall, Supervising Planner.

Attachments

1. Exhibit A – Lot Line Adjustment Findings
2. Exhibit B – Lot Line Adjustment Conditions of Approval
3. Exhibit C – Conditional Use Permit Findings
4. Exhibit D – Conditional Use Permit Conditions of Approval
5. Proposed Negative Declaration
6. Referral Responses
7. Graphics